141.0	0006	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 856,400 / 856,400
					USE VALUE: 856,400 / 856,400
					ASSESSED: 856,400 / 856,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PADUKKAVIDANA THIHAN R
Owner 2:	PADUKKAVIDANA MADHAVI MIHIRANI
Owner 3:	
Street 1:	242 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FITZSIMMONS CARRIE N.E. -
Owner 2:	-
Street 1:	242 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,836 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Clapboard Exterior and 2324 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

E

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5836.000	376,600	3,700	476,100	856,400
Total Card	0.134	376,600	3,700	476,100	856,400
Total Parcel	0.134	376,600	3,700	476,100	856,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.44 | /Parcel: 368.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90993
GIS Ref:
GIS Ref:
Insp Date: 10/29/08

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,700	3700	5,836.	476,100	856,500	856,500	Year End Roll	12/18/2019
2019	101	FV	289,000	3700	5,836.	446,300	739,000	739,000	Year End Roll	1/3/2019
2018	101	FV	289,000	3700	5,836.	368,900	661,600	661,600	Year End Roll	12/20/2017
2017	101	FV	289,000	3700	5,836.	339,200	631,900	631,900	Year End Roll	1/3/2017
2016	101	FV	252,700	3700	5,836.	309,400	565,800	565,800	Year End	1/4/2016
2015	101	FV	237,900	3700	5,836.	303,500	545,100	545,100	Year End Roll	12/11/2014
2014	101	FV	237,900	3700	5,836.	282,100	523,700	523,700	Year End Roll	12/16/2013
2013	101	FV	224,500	3700	5,836.	268,400	496,600	496,600		12/13/2012

!10928!

PRINT

Date	Time
12/11/20	01:09:49

LAST REV

Date	Time
03/17/20	11:14:18

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10928

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZSIMMONS CAR	72534-275	1	4/30/2019		915,000	No	No		
GREENE KELLY A,	65635-203		6/29/2015		715,000	No	No		
ALESSANDRONI NI	61804-448		5/15/2013		595,000	No	No		Nicholas J. Alessandroni d.o.d. 4/10/2013.
ALESSANDRONI EV	29500-428		12/10/1998	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	110	Re-Roof	10,195	C				
6/10/2019	854	New Wind	2,500	C				
5/16/2019	654	Solar Pa	27,600	C				
10/1/2015	1449	Heat App	4,500					
9/3/2015	1267	Renovate	60,000		9/3/2015			3rd floor renovati

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Left Notice	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
10/29/2008	Meas/Inspect	355	PATRIOT
11/10/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90993
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5836		Sq. Ft.	Site		0	80.	1.02	9									476,064						476,100	

Total AC/HA: 0.13398 | Total SF/SM: 5836 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 476,064 | Spl Credit | Total: 476,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	15
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30136466
Const Adj.:	0.98010004
Adj $ / SQ:	165.811
Other Features:	66122
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462692
Depreciation:	86061
Depreciated Total:	376631

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

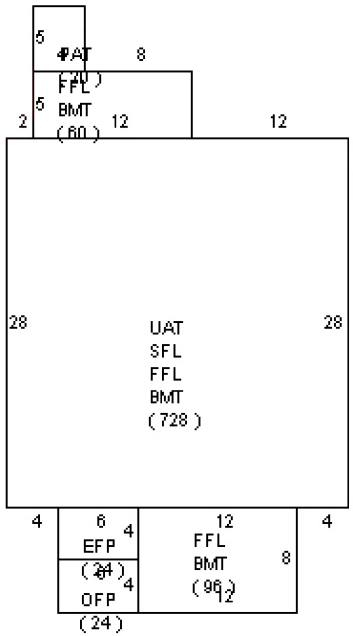
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



Sum Area By Label :
UAT = 728
SFL = 728
FFL = 884
BMT = 884
EFP = 24
OFP = 24
PAT = 20

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.39
Special Features:	0	Val/Su Net:	137.14
Final Total:	376600	Val/Su SzAd	233.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	69.140	61,122
FFL	First Floor	884	165.810	146,577
SFL	Second Floor	728	165.810	120,710
UAT	Upper Attic	182	127.670	23,237
EFP	Enclos Porch	24	71.160	1,708
OFP	Open Porch	24	43.120	1,035
PAT	Patio	20	5.880	118

Net Sketched Area:	2,746			Total:	354,507
Size Ad	1612	Gross Are	3292	FinArea	2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700